

CITY OF MUSKEGON  
MUSKEGON HOUSING BOARD OF APPEALS  
MEETING MINUTES  
01/05/06  
5:30PM

ATTENDANCE: Randy Mackie, Greg Borgman, Clara Shepherd, Jon Rolewicz,  
Ed Simmons, John Warner, Nick Kroes

ABSENT:

EXCUSED:

STAFF: Henry Faltinowski, Carmen Smith, Don LaBrenz, Jim Hoppus,  
Ken Murar, Mark Kincaid

GUESTS: Students from Muskegon High School

Election of officers for chairman and vice-chairman. A motion was made by Randy Mackie and seconded by Nick Kroes to retain the same officers Greg Borgman as chairman and John Warner as vice-chairman.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>
Greg Borgman			
Randy Mackie			
Jon Rolewicz			
Nick Kroes			
Clara Shepherd			
Ed Simmons			
John Warner			

Motion carried.

Meeting minutes: A motion was made by Clara Shepherd and seconded by John Warner to approve the December 2005 minutes.

A roll call vote was taken:

AYES:

Greg Borgman  
Randy Mackie  
Jon Rolewicz  
Nick Kroes  
Clara Shepherd  
Ed Simmons  
John Warner

NAYES:

EXCUSED:

ABSENT:

Motion carried.

Mark Kincaid requested that case EN-0500119 – 1751 McIlwraith be removed from agenda since the property was sold ten days ago and new owner has scheduled interior inspection. Clara Shepherd asked that an update be reported on the property at the February 2006 meeting to know intentions of owner. Mark Kincaid reported that 5 properties (1124 Peck, 235 W. Forest, 1063 First, 1365 Pine and 866 E. Forest) have been rehabilitated and removed off the Dangerous Building list.

**DANGEROUS BUILDING REVIEW CASES:**

**EN-050108 – 1211 3<sup>rd</sup> Street – James/Alexis Hightower 312 SW D Street, Bentonville, AR 72712**

No one was present to represent case.

Mark Kincaid reviewed case stating there was contact with owner in November 2005 but no permits have been issued and no owner contact since that time.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

A motion was made by Randy Mackie and seconded by Jon Rolewicz to accept staff recommendation.

A roll call vote was taken:

AYES:

Greg Borgman  
Randy Mackie  
Jon Rolewicz  
Nick Kroes  
Clara Shepherd  
Ed Simmons

NAYES:

EXCUSED:

ABSENT:

John Warner

Motion carried.

**03-74 – 1357 Terrace (Garage Only) – George S. Komar II, 1357 Terrace, Muskegon, MI 49442**

No one was present to represent this case.

Mark Kincaid showed pictures and stated there has been no contact with owner.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

A motion was made by Clara Shepherd and seconded by Randy Mackie to accept staff recommendation.

A roll call vote was taken:

**AYES:**

Greg Borgman  
Randy Mackie  
Jon Rolewicz  
Nick Kroes  
Clara Shepherd  
Ed Simmons  
John Warner

**NAYES:**

**EXCUSED:**

**ABSENT:**

Motion carried.

**DANGEROUS BUILDING NEW CASES**

**EN-050117 – 762 Amity – Raymond Reeths, 749 S. Brooks Rd., Muskegon, MI 49442**

No one was present to represent case.

Mark Kincaid reviewed case stating there had not been any contact with owner.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

Motion made by John Warner and seconded by Nick Kroes to accept staff recommendation.

A roll call vote was taken:

AYES:

Greg Borgman  
Randy Mackie  
Jon Rolewicz  
Nick Kroes  
Clara Shepherd  
Ed Simmons  
John Warner

NAYES:

EXCUSED:

ABSENT:

Motion carried.

**EN-050115 – 530 Catherine – Emma Willis/James Harden – 1541 Leahy St.,  
Muskegon, MI 49442**

No one was present to represent case.

Mark Kincaid reviewed case stating this property was damaged by fire and no permits had been issued and there has been no owner contact.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

Motion approved by Clara Shepherd and seconded by Randy Mackie to accept staff recommendation.

A roll call vote was taken:

AYES:

Greg Borgman  
Randy Mackie  
Jon Rolewicz  
Nick Kroes  
Clara Shepherd  
Ed Simmons  
John Warner

NAYES:

EXCUSED:

ABSENT:

Motion carried.

**EN-050120 – 589 McLaughlin Ave (Carport Only)**

No one was present to represent this case.

Mark Kincaid stated this was a carport that's on the back of the house and there has been no contact from owner.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

A motion was made by Nick Kroes and seconded by John Warner to accept staff recommendation.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>
Greg Borgman			
Randy Mackie			
Jon Rolewicz			
Nick Kroes			
Clara Shepherd			
Ed Simmons			
John Warner			

Motion carried.

**EN-050116- 1435 Park – Glen Vogel, 4044 Woodland Creek Dr. SE #302, Grand Rapids, MI 49512**

No was present to represent case.

Mark Kincaid reviewed case stating there has been some contact with owner who has said he is washing his hands of the property.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

A motion was made by Randy Mackie and seconded by Jon Rolewicz to accept staff recommendation.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>
Greg Borgman			
Randy Mackie			
Jon Rolewicz			
Nick Kroes			

Clara Shepherd  
Ed Simmons  
John Warner

Motion carried.

**EN-050118 –1349 6<sup>th</sup> Street – Katherine/Tanya Taylor, 2943 Strand, Muskegon, MI 49445**

No one was present to represent case.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

A motion was made by Clara Shepherd and seconded by Randy Mackie to accept staff recommendation.

A roll call vote was taken:

**AYES:**

Greg Borgman  
Randy Mackie  
Jon Rolewicz  
Nick Kroes  
Clara Shepherd  
Ed Simmons  
John Warner

**NAYES:**

**EXCUSED:**

**ABSENT:**

Motion carried.

**OLD BUSINESS:**

Greg Borgman asked about 238 Houston and Mark Kincaid stated Don LaBrenz had looked at property and at that time it did not qualify to be deemed a dangerous building. Don LaBrenz stated it's on the radar and would be looked at again. Greg Borgman also asked about homes on Monroe owned by Marshall Redder. Mark Kincaid stated they are being watched. Greg Borgman also asked about the old Walt Plant building and Don LaBrenz said they would like to see the other half of building rehabilitated because integrity of building would be compromised if torn down. Ed Simmons asked about determination of Historic District Commission regarding 487 W. Clay. Don LaBrenz clarified the motion made by the Historic District Commission who concurred with Housing Board of Appeals but with a six month delay before the Certificate of Appropriateness is issued. The board opened the floor to entertain questions from students of Muskegon High School.

NEW BUSINESS:

**ADJOURNMENT: 6:07 P.M.**

CITY OF MUSKEGON

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF  
THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES.

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, upon twenty-four hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following.

Gail Kunding, City Clerk  
933 Terrace Street  
Muskegon, MI 49443  
(616) 724-6705 or TDD (616) 724-6773